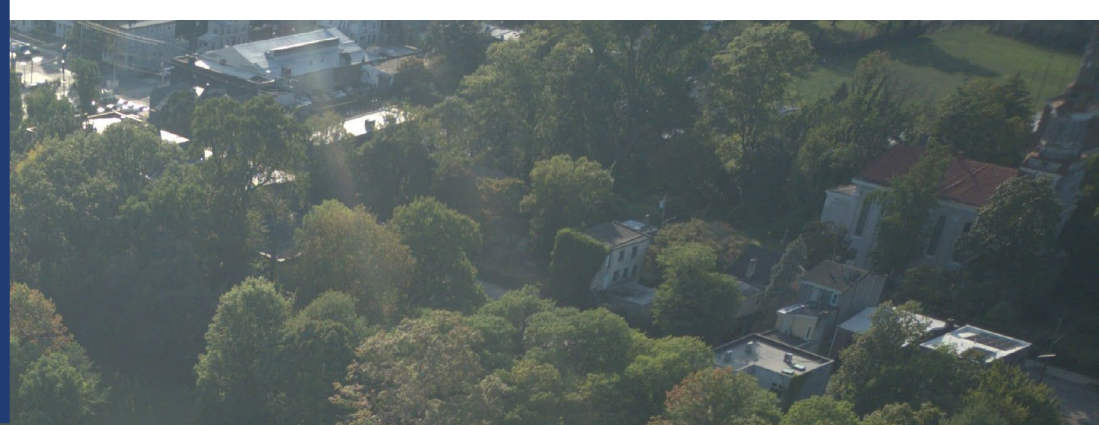


# GATEWAY PLAZA

VALUE-ADD INVESTMENT OPPORTUNITY

5140 Germantown Avenue &  
15 S Ashmead Place, **Philadelphia, PA**



OFFERING MEMORANDUM

 **BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931

# DISCLAIMER & LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.



A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

# 5140 GERMANTOWN AVENUE & 15 SOUTH ASHMEAD PLACE **PHILADELPHIA, PA**

## EXECUTIVE SUMMARY

5140 Germantown Avenue and 15 South Ashmead Place present a unique opportunity for investors and developers to acquire a strategically positioned property in the heart of Germantown, Northwest Philadelphia, a submarket that continues to see steady revitalization and growing investor interest. The combined offering includes a 20,900-square-foot building situated on approximately 1.53 acres, with prominent dual frontage of 160 feet along Germantown Pike and 139 feet along South Ashmead Place. Zoned CMX2.5 (Neighborhood Commercial Mixed-Use), the property provides flexibility for a variety of redevelopment strategies, including retail, multifamily, or mixed-use projects, and is supported by an estimated 2025 real estate tax obligation of \$18,452.

The location benefits from exceptional accessibility and visibility along Germantown Pike, one of the city's most established commercial corridors with strong vehicular and pedestrian traffic. Roosevelt Boulevard (US-1) is less than ten minutes away, offering direct connections to I-76 and I-95, while multiple SEPTA bus routes and the nearby Germantown and Wister Regional Rail Stations enhance connectivity to Center City and the surrounding neighborhoods. The Germantown market is defined by its dense residential population, a mix of historic and newer housing stock, and ongoing redevelopment activity, which continues to drive demand for quality retail and residential space. In addition, proximity to major institutions such as Einstein Medical Center, La Salle University, and Jefferson University East Falls reinforces the area's long-term growth potential and stability. With its scale, zoning flexibility, and prime location within a rapidly improving neighborhood, the property is ideally positioned for investors seeking to capitalize on Philadelphia's continued urban revitalization.



# PROPERTY DETAILS

## 5140 GERMANTOWN AVENUE



**BUILDING SIZE**

20,900 SF



**LOT SIZE**

1.36 AC



**ZONING**

CMX2.5 – Neighborhood Commercial Mixed-Use (City of Philadelphia)



**ESTIMATED 2025 TAXES**

\$17,553



**FRONTAGE**

160' to Germantown Pike, 139' to Ashmead Place

## 15 SOUTH ASHMEAD



**LOT SIZE**

.18 AC



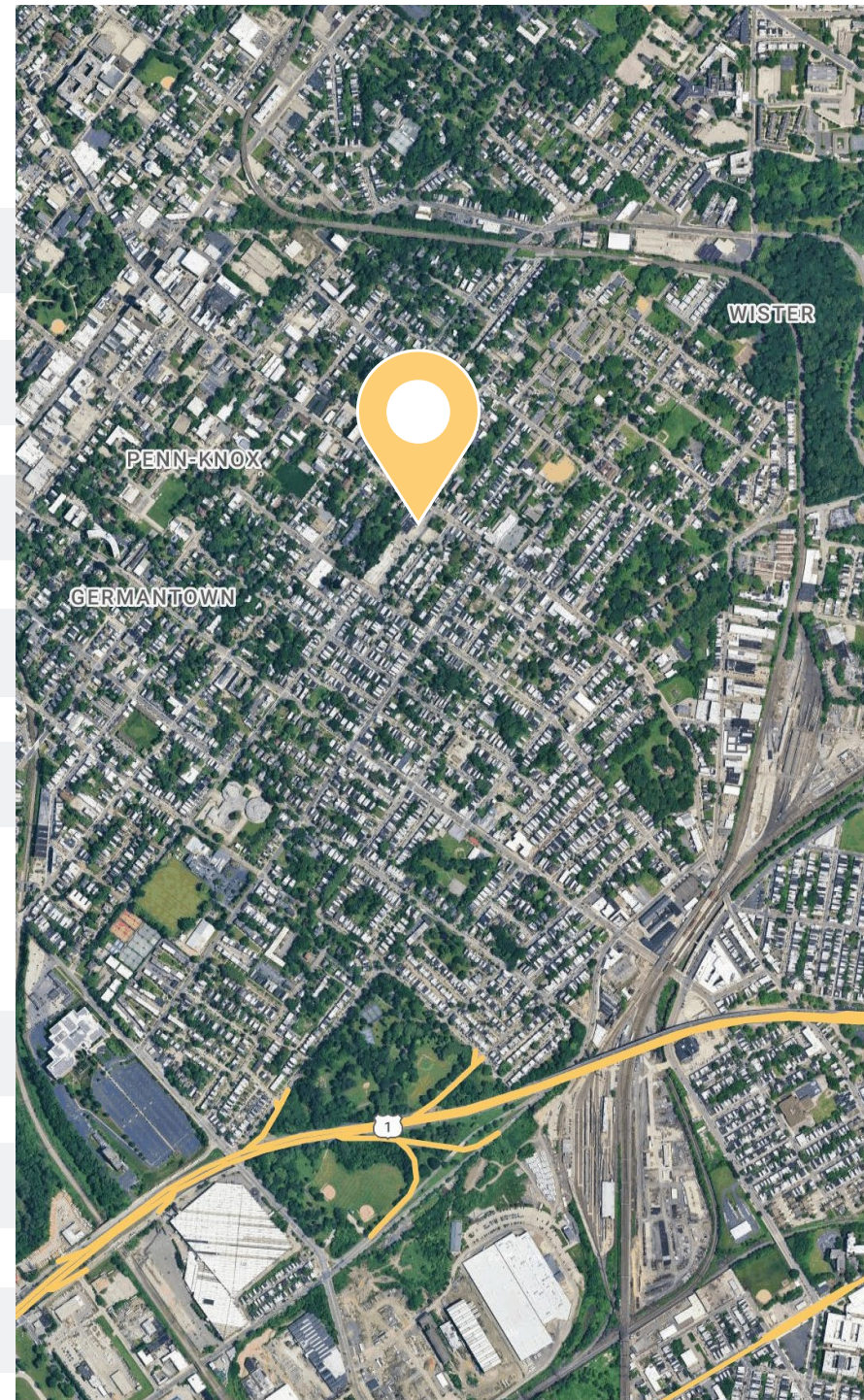
**ZONING**

CMX2.5 – Neighborhood Commercial Mixed-Use (City of Philadelphia)



**ESTIMATED 2025 TAXES**

\$899



# STRATEGIC LOCATION

These properties are strategically positioned in the heart of Germantown, Northwest Philadelphia, a submarket experiencing steady revitalization and investor interest. Located directly along Germantown Pike, one of the city's most established commercial corridors, the sites offer excellent visibility and strong vehicular and pedestrian traffic. The area provides immediate access to major transportation arteries, with Roosevelt Boulevard (US-1) less than 10 minutes away, connecting to I-76 and I-95 for regional reach, while multiple SEPTA bus routes and nearby Germantown and Wister Regional Rail Stations enhance connectivity to Center City and surrounding neighborhoods. The Germantown market is characterized by a dense residential population, a mix of historic and newer housing stock, and ongoing redevelopment, creating demand for retail, mixed-use, and residential projects. Proximity to major anchors such as Einstein Medical Center, La Salle University, and Jefferson University East Falls further supports long-term growth and sustainability, making these properties well-positioned for a range of investment or redevelopment strategies.



# TENANT INFORMATION



- Occupies approx. 10,000 SF
- Lease Start Date: 12/16/2003
- Expiration Date: 12/31/2029



- .30 AC of rear parking lot
- Lease Start Date: 3/25/2021
- Expiration Date: 1/31/2028



- Occupies approx. 10,900 SF
- Lease Start Date: 05/27/2022
- Lease runs coterminously with Family Dollar
- Expiration Date: 12/31/2029

<b>ANNUAL RENT</b>	<b>\$262,367</b>
<b>ESTIMATED LANDLORD EXPENSES</b>	<b>ANNUAL COST</b>
Taxes*	\$17,658.33
Misc*	\$9,828.67
Repairs/Roof*	\$16,383.33
Water*	\$10,561.33
Insurance*	\$15,703.00
Snow*	\$2,734.33
<b>TOTALS</b>	<b>\$72,869</b>
<b>PROJECTED 2025 NOI</b>	<b>\$189,498.00</b>
<b>*THREE YEAR AVERAGE</b>	

# PROPERTY ZONING

## CMX2.5 District - Commercial Mixed Use (City of Philadelphia)

CMX-2.5 districts are primarily intended to accommodate active, pedestrian-friendly retail and service uses in commercial nodes and along commercial corridors. The range of uses is slightly narrower than the CMX-2 district, and the development standards are intended to promote a pedestrian-oriented environment.



### RESIDENTIAL USES

- Household Living
- Single Family
- Two-Family
- Multi-Family
- Group Living
- Personal Care Home
- Single-Room Residence



### OFFICE USES

- Business and Professional
- Medical, Dental, Health Practitioner
- Sole Practitioner
- Group Practitioner
- Government



### RETAIL SALES USES

- Building Supplies and Equipment
- Consumer Goods
- Medical marijuana dispensary
- Gun Shop
- Food, Beverages, and Groceries
- Pets and Pet Supplies
- Sundries, Pharmaceuticals, and Convenience Sales
- Wearing Apparel and Accessories



### COMMERCIAL SERVICES USES

- Animal Services
- Amusement Arcades
- Casino
- Nightclubs and Private Clubs
- Pool or Billiards Room
- Building Services
- Business Support
- Parking
- Financial Services
- Personal Credit Establishment
- Eating and Drinking Establishment
- Take-Out Restaurant
- Smoking Lounge
- Prepared Food Shop
- Funeral and Mortuary Services
- Maintenance and Repair of Consumer Goods
- Personal Services
- Body Art Services
- Fortune Telling Services
- Radio, Television, and Recording Services
- Visitor Accommodations

# BID INSTRUCTIONS



Binswanger is advising Ownership regarding the disposition of the properties located at **5140 Germantown Avenue and 15 South Ashmead Place in Philadelphia, PA.**

This Properties are being offered to prospective purchasers through an offer process. The Properties will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

## TERMS AND CONDITIONS

The Property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

## OFFERING PROCEDURE

**All submissions must be in electronic form submitted to [cpennington@binswanger.com](mailto:cpennington@binswanger.com)**

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.



Three Logan Square  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103

[www.binswanger.com](http://www.binswanger.com)

# PRIMARY CONTACTS



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